

1 BILL NO. R-85-10-09

2 DECLARATORY RESOLUTION NO. R- 115-85

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lot 26 in Centennial Industrial Park  
13 to the City of Fort Wayne, Allen  
14 County, Indiana;

15 said property more commonly known as Centennial Industrial Park,  
16 Fort Wayne, Indiana;

17 WHEREAS, recommendations have been received from the  
18 Committee on Finance and the Department of Economic Development  
19 concerning said Resolution;

20 WHEREAS, notice of the adoption and substance of said  
21 Resolution has been published in accordance with I.C. 5-3-2 and  
22 a public hearing has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area that has  
24 already been designated an allocation area under I.C. 36-7-14-39,  
25 the Fort Wayne Redevelopment Commission has adopted a Resolution  
26 approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
28 THE CITY OF FORT WAYNE, INDIANA:


29 SECTION 1. That, the Resolution previously designating  
30 the above described property an "Economic Revitalization Area" is  
31 confirmed in all respects.

32 SECTION 2. That, the above described property is here-  
by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
1.1-12.1, said designation to begin on the effective date of this

1 Page Two

2 Resolution and continue for one (1) year. Said designation shall  
3 terminate at the end of that one (1) year period.

4 SECTION 3. That this Resolution shall be in full force  
5 and effect from and after its passage and any and all necessary  
6 approval by the Mayor.

7  
8   
Councilmember

9  
10 APPROVED AS TO FORM  
11 AND LEGALITY

12   
13 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by E. W. Kuch, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 8th day of October, 19 85, at 7:00 o'clock P..M., E.S.

DATE: 10-8-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. W. Kuch, seconded by Delaney, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>				
<u>BRADBURY</u>	<u>✓</u>				
<u>BURNS</u>	<u>✓</u>				
<u>EISBART</u>	<u>✓</u>				
<u>GiaQUINTA</u>	<u>✓</u>				
<u>HENRY</u>	<u>✓</u>				
<u>REDD</u>	<u>✓</u>				
<u>SCHMIDT</u>	<u>✓</u>				
<u>STIER</u>	<u>✓</u>				
<u>TALARICO</u>	<u>✓</u>				

DATE: 10-22-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 85-115-85  
on the 22nd day of October, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of October, 19 85, at the hour of 11:30 o'clock A..M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of October, 19 85, at the hour of 3:30 o'clock P..M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant James E. Harding
2. Owner(s) James Harding; Michael Dahm; James Lohman
3. Address of Owner(s) 1910 Fort Wayne Bank Building  
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s): (219) 423-4311
5. Relationship of Applicant to Owner(s) if any Partner
6. Address of Applicant 1910 Fort Wayne Bank Building  
Fort Wayne, Indiana 46802
7. Telephone number of Applicant: (219) 423-4311
8. Address of Property Seeking Designation Centennial Industrial Park
9. Legal Description of Property Proposed for Designation  
(may be attached) Lot 26 in Centennial Industrial Park to the City of  
Fort Wayne, Allen County, Indiana.
10. Township Washington
11. Taxing District Fort Wayne - Washington 80



12. Current Zoning M2 - General Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures
15. Current Assessed Value of Real Estate
- a. Land 1.89 acres @ \$0.20 square feet = \$5,489
- b. Improvements - 0 -
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$522.00
17. Description of Proposed Improvements to the Real Estate
- A speculative building containing 36,000 square feet
- of pre-engineered space suitable for light
- manufacturing.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- On or before September 1, 1985
- b. When is completion expected? November 30, 1985
19. Cost of Project (not including land costs) \$600,000



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? \_\_\_\_\_

Subject to final use but anticipate 25

b. What is the nature of those jobs? \_\_\_\_\_

Anticipate assembly

c. Anticipated time frame for reaching employment level stated above?

12 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Construction site located within the limits of

Fort Wayne, a community that has experienced

extreme economic set-backs due to unemployment,

etc.



\_\_\_\_\_

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

There is a dearth of production space available  
in this community. This building will attract  
prospects to the area and help fill the void.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

\_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No X

26. Financing on Project

What is the status of financing connected with this project? Commitment for conventional construction

financing from the Fort Wayne National Bank.

\_\_\_\_\_

\_\_\_\_\_

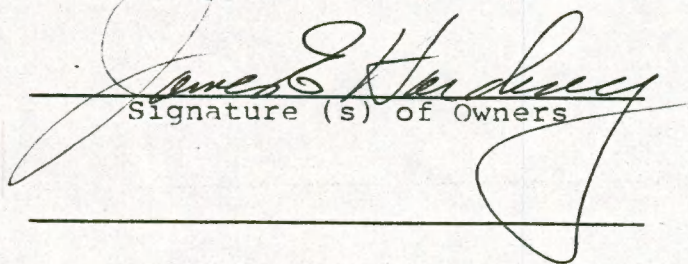
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



I hereby certify that the information and representation on this Application are true and complete.

  
Signature (s) of Owners

August 13, 1985  
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?      Date:

Allocation Area:





# The City of Fort Wayne

October 9, 1985

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of October 12, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-85-10-06 & R-85-10-07  
Declaratory Resolution

Bill No. R-85-10-08 & R-85-10-09  
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 2



NOTICE OF PUBLIC HEARING  
FORT WAYNE.  
COMMON COUNCIL

(RESOLUTIONS NO. R-85-10-08 AND R-85-10-09)


Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on 10-8-85,  
date  
designating property at Centennial Industrial Park; James Harding;  
Michael Dahm; James Lohman, Fort Wayne, Indiana

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, October 22, 1985, at 7:00 P.M.,  
date, time & place  
Room 128, Common Council Conference Room, 1st Floor, One Main Street,  
Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	3
Body	number of lines	19
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

24	lines,	1	columns wide equals	24	equivalent lines at	.300¢	\$ 7.20
		cents per line					
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
							1.00
Charge for extra proofs of publication (50 cents for each proof in excess of two)							
TOTAL AMOUNT OF CLAIM							\$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	Size of quad upon which type is cast	6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Larry Thompson  
CLERK

Date Oct. 12, 19 85

Title

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Larry Thompson who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for One Time, the dates of publication being as follows:

10/12/85

Larry Thompson

Subscribed and sworn to me before this 12th day of Oct. 19 85

Anne M. Perkins  
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-85-10-08 and R-85-10-09)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 10-8-85, designating property at Centennial Industrial Park, James Harding, Michael Dahm, James Lohman, Fort Wayne, Indiana, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, October 22, 1985, at 7:00 P.M., Room 128, Common Council Conference Room, One Main Street, 1st Floor, Fort Wayne, Indiana.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines  
Head number of lines 3  
Body number of lines 19  
Tail number of lines 2  
Total number of lines in notice 24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at 30.0¢ cents per line \$7.20  
Additional charge for notices containing rule or tabular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 1.00  
TOTAL AMOUNT OF CLAIM \$8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point  
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Oct. 12, 19 85 Title CLERK  
Larry Thompson

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Larry Thompson who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL  
DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for One Time the dates of publication being as follows:

Larry Thompson  
Subscribed and sworn to me before this 12th day of Oct. 19 85  
Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-85-10-08 and R-85-10-09)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 10-8-85, designating property at Centennial Industrial Park; James Harding; Michael Dahm; James Lohman, Fort Wayne, Indiana, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, October 22, 1985, at 7:00 P.M., Room 128, Common Council Conference Room, One Main Street, 1st Floor, Fort Wayne, Indiana.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk  
10-12



7/18  
Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-85-10-09

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 (Centennial  
Industrial Park; James Harding; Michael Dahm; James Lohman).

EFFECT OF PASSAGE A speculative building containing 36,000 square feet  
of pre-engineered space suitable for light manufacturing will be built  
on property that is presently vacant, creating approximately 25 new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

October 18, 1985

Ben Eisbart  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For James E. Harding

Dear Mr. Eisbart:

On August 14, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at Lot 26 Centennial Park as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on October 17, 1985. A formal review of the site and an interview with James E. Harding was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mr. Eisbart  
Page 2  
October 18, 1985

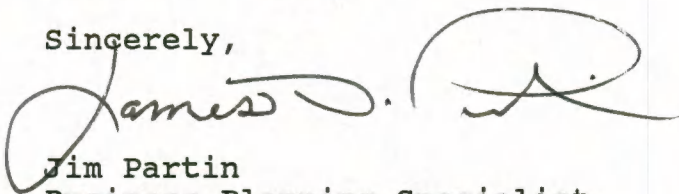
Rationale

The above stated recommendation is based upon the following rationale:

Effective Utilization of Vacant Under-Utilized Land  
Neighborhood Conservation and Stabilization  
Increase in Employment (25) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in dark ink, appearing to read "James D. Partin", with a large, stylized flourish at the end.

Jim Partin  
Business Planning Specialist  
Department of Economic Development

de



BILL NO. 1-85-10-09

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation of  
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 10-22-85

SANDRA E. KENNEDY  
CITY CLERK